

# Tech Parks

## Around the State

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It's no secret that Utah's economy is booming. We are now the fourth-fastest growing state in the country. This growth will not be short-lived: for the next 25 years, the state is projected to have the nation's fifth-highest population growth rate. Thus the question: where will all those people work?

To get ahead of this growth curve, the Governor's Office of Economic Development (GOED) is working to develop a variety of business centers to help us stay competitive. These business parks range from "Sure Sites"—relatively small sites identified in advance as being ready for business relocation—to major technology and research parks covering hundreds of acres.

### *Building on Our Successes*

Utah already has two excellent research parks. The University of Utah Research Park, with three million square feet of office space, and Utah State's Innovation Campus. Each has been a key driver of the state's economy by helping spawn

new technologies and spin out new companies. Research Park has also established Utah as a leading center in health sciences, while Utah State University's Innovation Campus in Logan is home to the Space Dynamics Lab, which has put more hardware in space than any other university program in the world.

### *New Tech Parks in the Works*

GOED is working with industry and the federal government to plan and develop a series of new technology commercialization centers throughout the state.

The West Side Development (WSD) at Hill Air Force Base may be one of the first new technology centers. The WSD will turn the underutilized stretch of Hill Air Force Base along I-15 into a 550-acre technology center focused on three of the state's strategic industry "clusters" — defense, advanced composites, and aerospace. The current plan contemplates a renewable 50-year lease of the land for development by a private company.

The company will oversee construction of all buildings and later, manage and lease the facilities to the base and other defense-related and commercial businesses. Depending on the final design, final build-out of the site could have more than five million square feet of space and provide employment for more than 7,000 people.

Hill officials not only expect to obtain new administrative facilities from the partnership, but to also improve day-to-day interactions with leading-edge technology research, development, and manufacturing companies that will lease facilities in the park.

The WSD will also help commuters. Right now over 40 percent of employees living in Davis County travel out of the county to work. That percentage could decrease significantly once the buildings go up on the west side property, helping ease traffic congestion and providing the chance for much shorter commutes for area residents.

In addition to the WSD, GOED is working with

developers on several other sites, including a life sciences center in Salt Lake Valley.

GOED is also issuing an RFP to gather the best ideas for the highest and best use of another prime site in Salt Lake Valley—the state's lands adjacent to the state penitentiary along Bangerter Highway in Draper. This is an interesting site for a tech center partly because this site is at the junction of I-15 and the only east-west limited-access highway south of 21<sup>st</sup> south.

Doug Clark, Managing Director of the Grow Utah section in GOED, believes this two-pronged strategy of research and commercialization centers focused on key industry clusters will provide the impetus and focus for Utah's economy well into the future. "The partnerships and initiatives in place are producing excellent results," he says. "By replicating that success at strategically selected sites throughout the state, we believe we can provide sustainable growth and prosperity for one of nation's fastest-growing states for many years to come."